

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

36A LILY STREET SEDDON VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$521,500

Property type

Unit

Suburb

Seddon

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/5 SYDENHAM STREET SEDDON VIC 3011	\$825,000	20-Mar-23
5 KELSO LANE FOOTSCRAY VIC 3011	\$752,000	15-Apr-23
20 NEWCASTLE STREET YARRAVILLE VIC 3013	\$800,000	31-Jul-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 August 2023



**1/5 SYDENHAM STREET SEDDON  
VIC 3011**

2 2 -

Sold Price

**\$825,000**

Sold Date

**20-Mar-23**

Distance

**0.32km**



**5 KELSO LANE FOOTSCRAY VIC  
3011**

2 2 1

Sold Price

<sup>RS</sup> **\$752,000**

Sold Date

**15-Apr-23**

Distance

**1.63km**



**20 NEWCASTLE STREET  
YARRAVILLE VIC 3013**

2 1 1

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**31-Jul-23**

Distance

**1.95km**

RS = Recent sale

UN = Undisclosed Sale

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